

ST. MATTHEW STREET.—Two neat $1\frac{1}{2}$ storey stone front cottages, containing nine rooms each, heated by hot water furnace; in good order throughout. Situated on the best part of the street; close to electric cars; both well rented to good tenants; possession can be given on 1st May. Will be sold to a prompt buyer for less than \$5,000 each. (18-C).

ST. MATTHEW STREET.—A two and a half storey stone front house on the best part of the street. The house is in good repair and contains nine rooms and has a garden lot in rear of about 63 ft. by 70 ft., which also can be had. Particulars at this office. (32-C).

ST. PATRICK STREET.—A two-storey solid brick tenement; good-sized lot; suitable for a carter. Will be sold at a very low price. (23-4).

ST. URBAIN STREET.—Brick encased tenement, on stone foundation, two dwellings, well rented. Reduced price, \$2,800. (316-B).

ST. URBAIN STREET.—A brick encased cottage in good order. Price only \$2,200. (265-B).

ST. URBAIN STREET.—A comfortable, well built brick house, well situated in vicinity of St. Martin's Church, in good order, large garden. Would make a very nice family residence. (307-B).

ST. URBAIN STREET.—Stone front tenement building, contains 5 dwellings in fair order. Rents for \$540 per annum. Price, \$6,250. (9-4).

ST. URBAIN STREET.—A well built stone front cottage, with extension kitchen, heated by Daisy hot water furnace everything in first-class order. Built for owner's occupation. Lot, 25 feet by 100 feet. Good stables; moderate price. (763-3).

SUSSEX STREET.—A handsome stone front cottage; well built and in good order; heated by hot water furnace; good modern plumbing; dining room on ground floor; five bedrooms; ample storage room, etc., in basement; brick shed in rear. This house is for positive sale, and will be sold on terms to suit purchaser. Permit to view at our office. (17-C).

TORRANCE STREET.—A two-storey solid brick house, extension kitchen, nice family house at a very low price, 6 bedrooms. Price, only \$4,500. (769-3).

TOWLER STREET.—A handsome pressed brick double house, on lot 50 ft. by 100 ft., with two story extension, fitted with all modern improvements; ground floor contains drawing rooms, dining room, library, kitchen, and bedroom, pantry. Upper floors contain eight bedrooms; w. c. on each bedroom flat. (871-3).

TUPPER STREET.—A well built stone front house, ten rooms, Daisy furnace, in good order. Price only \$4,250. (234-B).

TUPPER STREET.—Stone front cottage, nine rooms, furnace, dumb waiter, etc., in good order, brick stable in rear. Price only \$4,800. Terms to suit purchaser. (205-B).

UNIVERSITY STREET.—A substantial stone front house, above Burnside Place—in good order—will be sold at a very low figure—\$500 less than city assessed value. (354-B).

"If the truth were known, a good share of those who denounce real estate investments, have at some time put their money into some such wild-cat scheme, instead of making a conservative home investment. An excellent rule for the small investor to follow is this: "The city that is good enough to live in and do business in, is good enough to invest money in. The man who gambles in real estate must take the gambler's chance, but the man who invests with good judgment, looking only for legitimate profits, makes about the safest and surest investment in the world."—The American Register.

HOME THOUGHTS.

The Value of Good Cheer in a Household—Exotic Influence of Good Humor and a Hopeful Outlook.

Years ago, when country roads were dark in a fashion not now understood, when houses stood far apart and were dimly lighted, a man was thought to be a public benefactor who put a lantern at his own gate, "to burn until bedtime," a dear woman who lived at a bad turn of a heavily shaded highway, set a light in her window for pure love of her fellow-men.

The cottage in which she lived was in a slight depression below the level of the road, and its gable looked that way. Each night a large, well-trimmed lamp was placed upon a little stand, close to the small sash, and, between the white curtains, shone out with clear and steady light. Passers-by coming for half a lonely mile beneath dense shade, or in winter nights through mire or snow, came suddenly upon this cheerful sign of life, and knew it meant "Help is every ready here." Regular travellers by the thoroughfare anticipated it with pleasant expectation, wayfarers and chance passers—that way were instantly encouraged and made glad. It was a type of her life, her household; not for those she loved alone did she send forth light, but it was always like coming into sunshine to be in her vicinity.

Years after the light in the cottage gable was for ever quenched, Mrs. Kate Upton Clark published a bright and wholesome weekly paper, which she called Good Cheer; to my pleasant surprise, I saw that she had taken a latticed window with a light shining behind it as the symbol of what her paper intended to do for the world. It has remained to me the expression of

UNIVERSITY STREET.—A stone front corner house, beautifully situated on the best part of the street, heated by hot water furnace; all modern improvements. (791-3).

UNIVERSITY STREET.—A stone front semi-detached residence, well built and in good order throughout. Lot, $37\frac{1}{2}$ ft. x 120 ft., running back to McGill College grounds. House is conveniently laid out, and would be sold for \$8,500 to a prompt buyer. (36-C).

UNIVERSITY STREET.—A good three storey brick house, near Sherbrooke street; nicely laid out; kitchen on ground floor, hot water furnace. Price, only \$8,500. (301-B).

UPPER UNIVERSITY STREET.—A magnificent residence property situated at the corner of Pine Ave., and comprising an area of over 200,000 feet, cut stone residence and other buildings thereon. This property is specially adapted to sub-division purposes, and there is money in it for any enterprising capitalist or subdivider. A splendid site for an institution. Particulars at this office. (67-B).

VALLEE STREET.—A $1\frac{1}{2}$ storey wooden cottage, and dwelling in rear on a lot 35 ft. x 75 ft., for sale, at \$1,400. The price of the land only. Good situation for a carter. (20-4).

VERSAILLES STREET.—A neat self-contained house near St. Antoine st., in good order. Price, only \$2,250. (358-B).

VERSAILLES STREET.—A neat brick encased cottage just below St. Antoine street. House is built in rear of lot, leaving the front available for building. Price only \$2,200. (212-B).

VICTORIA STREET.—A $2\frac{1}{2}$ storey stone front house, in good order, concrete basement; heated by hot water furnace. Lot, $23\frac{1}{2}$ x 96 feet, 18 foot lane in rear. (171-B).

VICTORIA STREET.—Solid brick three storey house, 10 rooms, newly painted and papered throughout. New Daisy furnace. Price only \$4,000. (829-3).

VICTORIA SQUARE.—Two stone front stores, with dwellings above, rented to good tenants; in very good order. (17-B).

VICTORIA STREET.—Two cut stone front houses in good order; Daisy furnaces; each rented for \$400 per annum. Price only \$6,000 each. (268-B).

VICTORIA SQUARE.—A fine business site now occupied as warehouse, well rented in the meantime. (24-B).

VICTORIA STREET.—A good 3-storey stone front house, heated by hot water furnace; in good order, with brick shed in rear. Will be sold at a very low price to a prompt buyer. (28-C).

VICTORIA STREET.—A $2\frac{1}{2}$ storey stone front house containing twelve rooms, in good order, brick fuel shed in rear. Easy terms. (32-C).

WAVERLY STREET.—A neat stone front cottage, contains 9 rooms; built within the last year. Heated by hot water furnace. Price only \$3,000. (3-4).

WELLINGTON STREET.—Four solid brick tenements on lot 54 feet by 145 feet. Would make a good investment for a master carter. Price \$4,500. (314-B).